



Cottonwood Heights

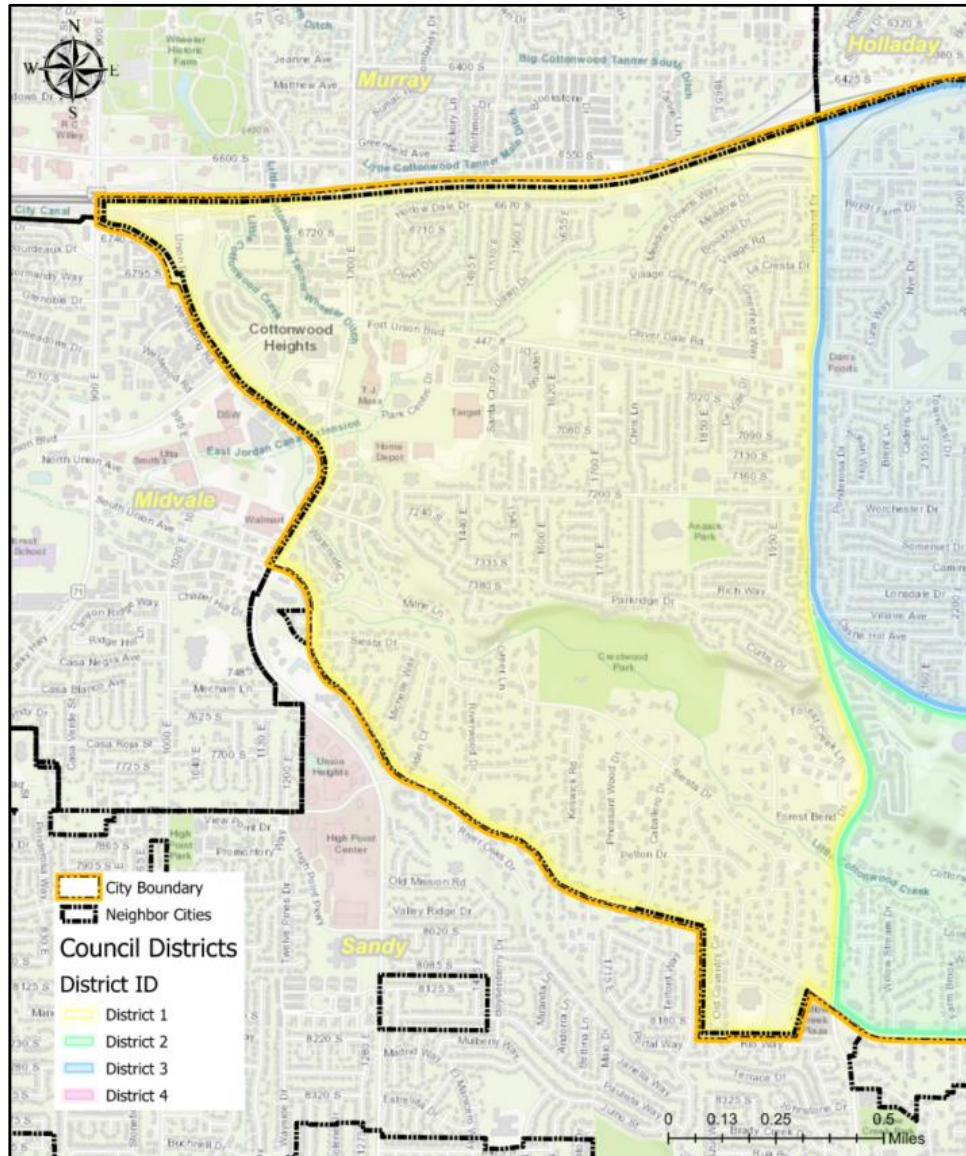
Community & Economic Development Department

Major Development Activity Report October 2021

View the Interactive Map [here](#).

District One

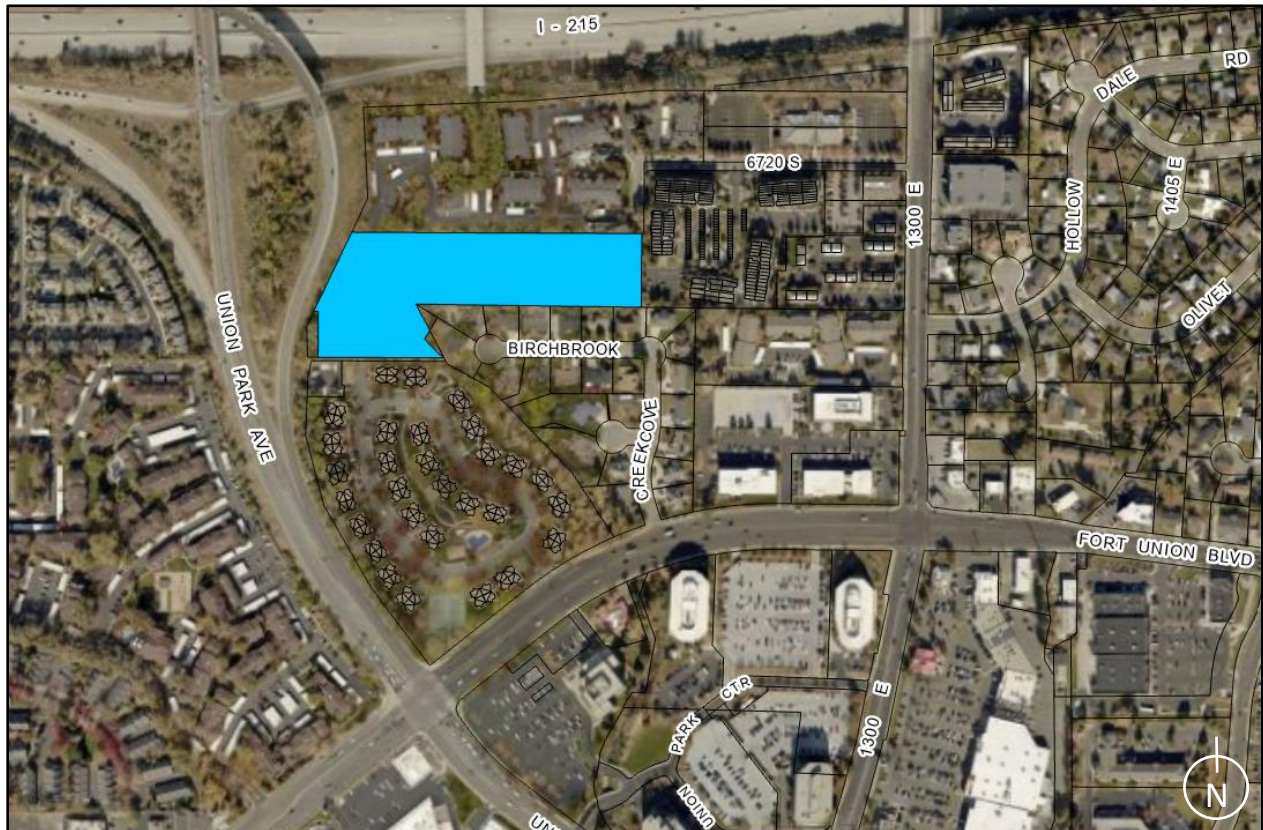
Councilmember Douglas Petersen



COUNCIL DISTRICT 1

PROJECT UPDATE

File: FDP-20-001	Project Name: ICO Floodplain Development
Address: 6784 S. 1300 E.	Applicant: ICO Fort Union
Type of Application: Floodplain Development	Project Zoning: PDD-1 (Walsh)
Next Meeting: Not Applicable	Staff Contact: Mike Johnson
Status: A building permit for Phase 1 of a multi-family project at this site was issued on August 30, 2021. This floodplain development application is being reviewed by city staff in conjunction with FEMA as part of the building permit process for subsequent phases of the project. Additionally, the applicant recently submitted building permit applications for a bridge, site work, and Phase 2 of the project.	



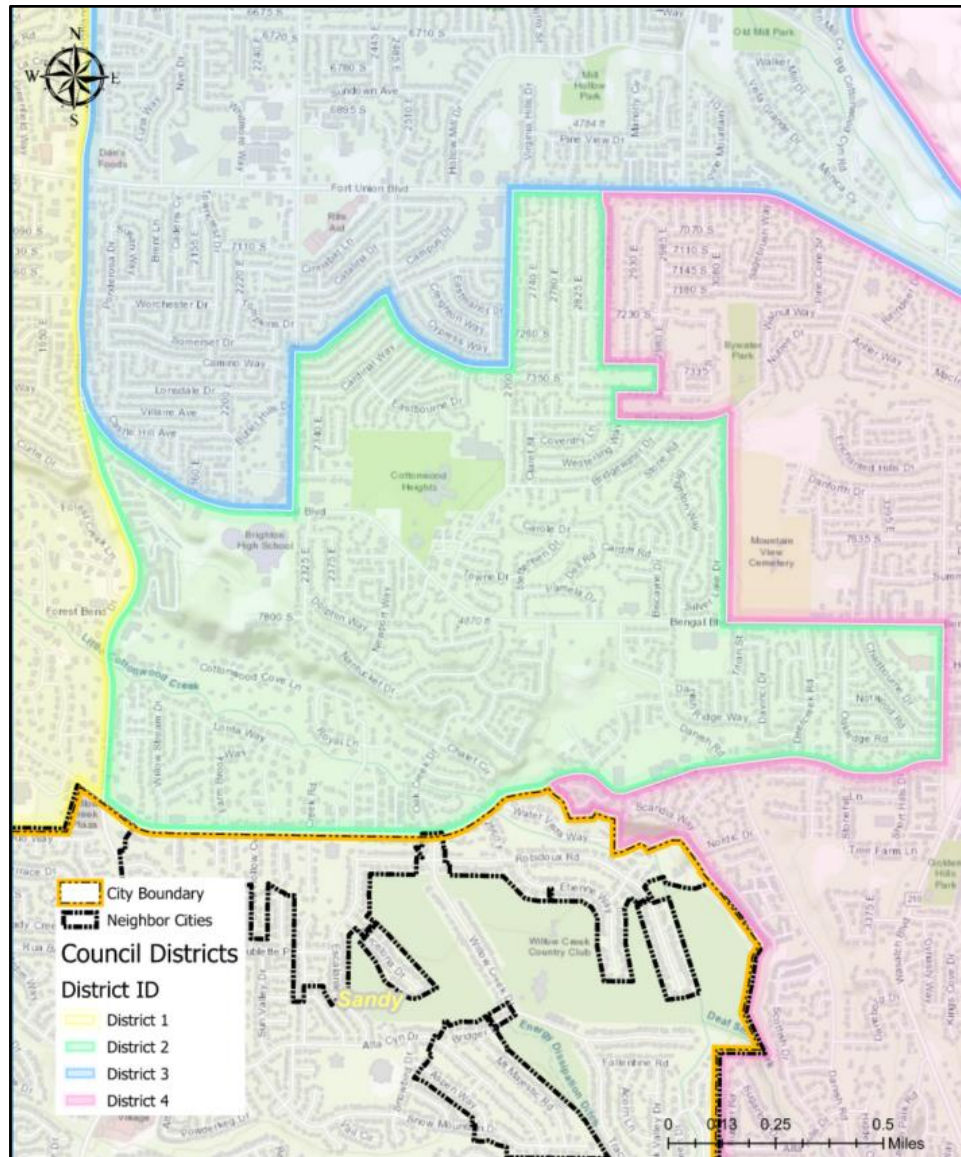
District 1

Significant Building Permits

Permit #	Status	Description of Work/Project Name	Permit Type Summary	Parcel Address	Council District
BP.21.0458	Issued	New Commercial - Utah First Credit Union	New Commercial	1166 E FORT UNION BLVD	1
BP.21.0606	Issued	NSFD - Clements	New SFD	1870 E FOREST BEND DR	1
BP.21.0521	Issued	NSFD - Clements	New SFD	1919 E MYSTIC GROVE CV	1

District Two

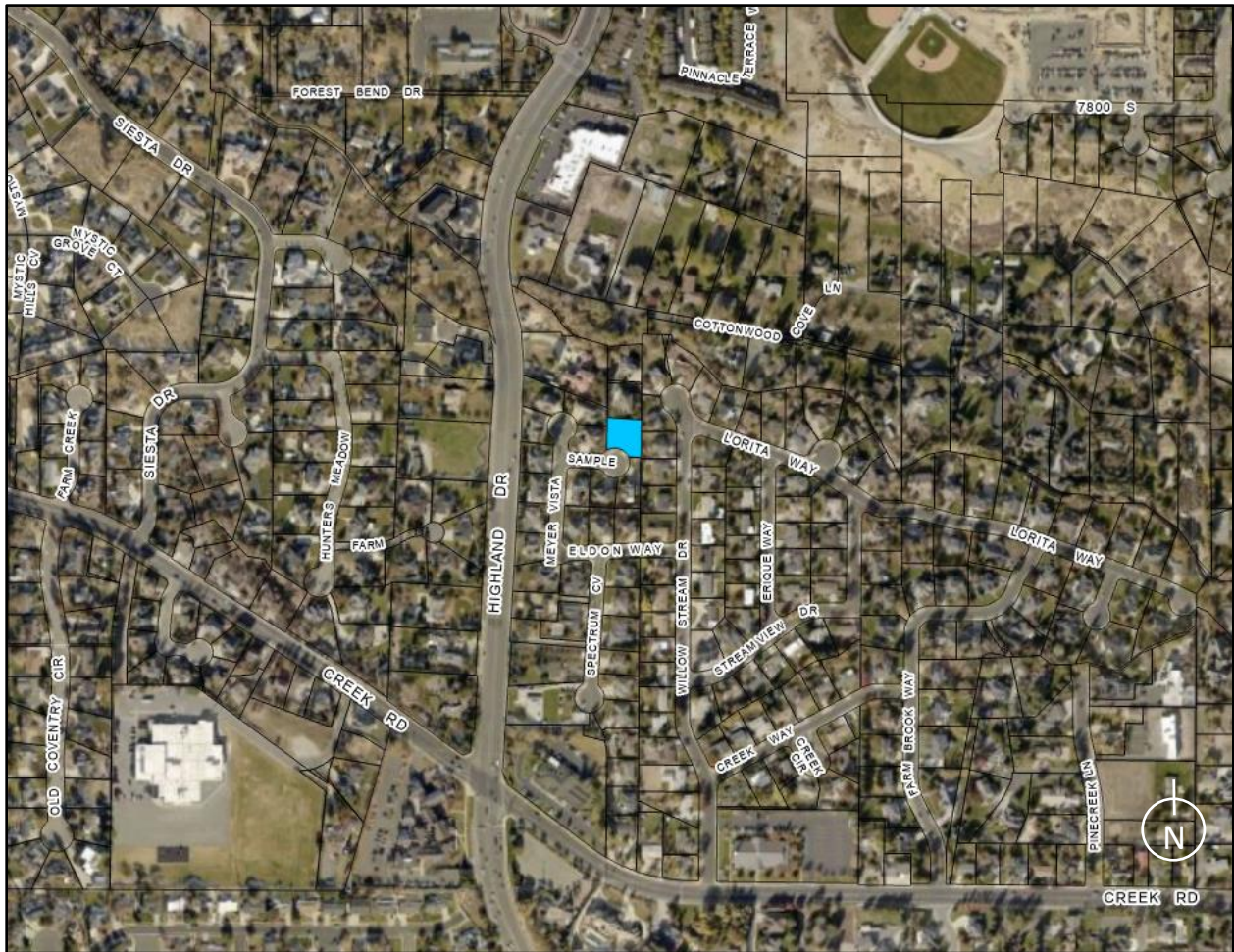
Councilmember Scott Bracken



COUNCIL DISTRICT 2

PROJECT UPDATE

File: CUP-21-014	Project Name: Goebel Wall Height Extension
Address: 7967 S. Sample Cv.	Applicant: Richard and Stacy Goebel
Type of Application: Conditional Use Permit	Project Zoning: Residential Single-Family (R-1-8)
Next Meeting: Not Applicable	Staff Contact: Maverick Yeh
Status: This conditional use application for a seven-foot fence was approved at an Administrative Hearing on October 6, 2021, due to findings of privacy and safety concerns between neighboring properties.	



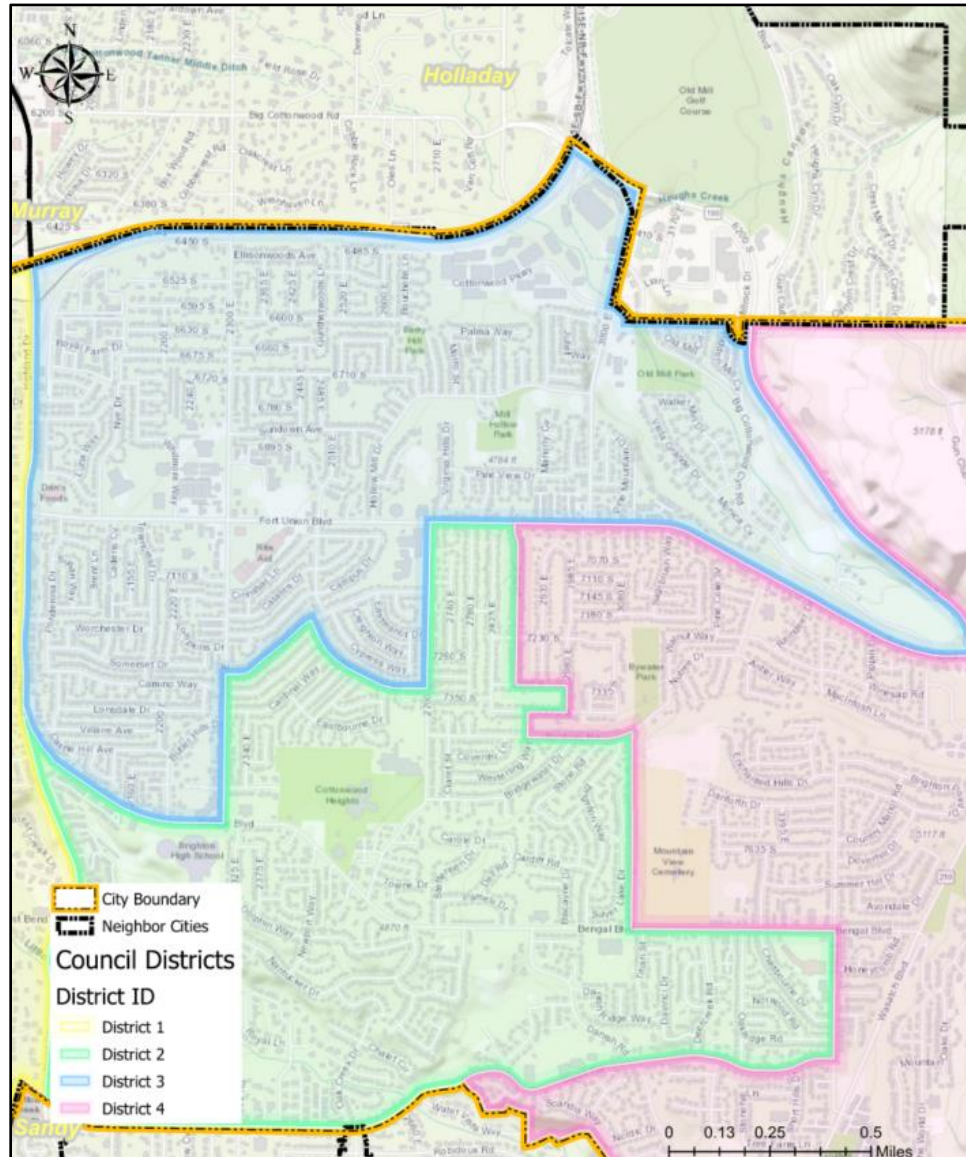
District 2

Significant Building Permits

Permit #	Status	Description of Work/Project Name	Permit Type Summary	Parcel Address	Council District
BP.21.0700	Issued	NSFD - Danish Pines Lot 110	New SFD	7894 S DANISH PINE LN	2
BP.21.0654	Issued	NSFD - Watson Hollow Lot 202	New SFD	8061 S TORRING CT	2
BP.21.0405	Issued - With Notes	NSFD - Gutierrez	New SFD	2835 E 7375 S	2

District Three

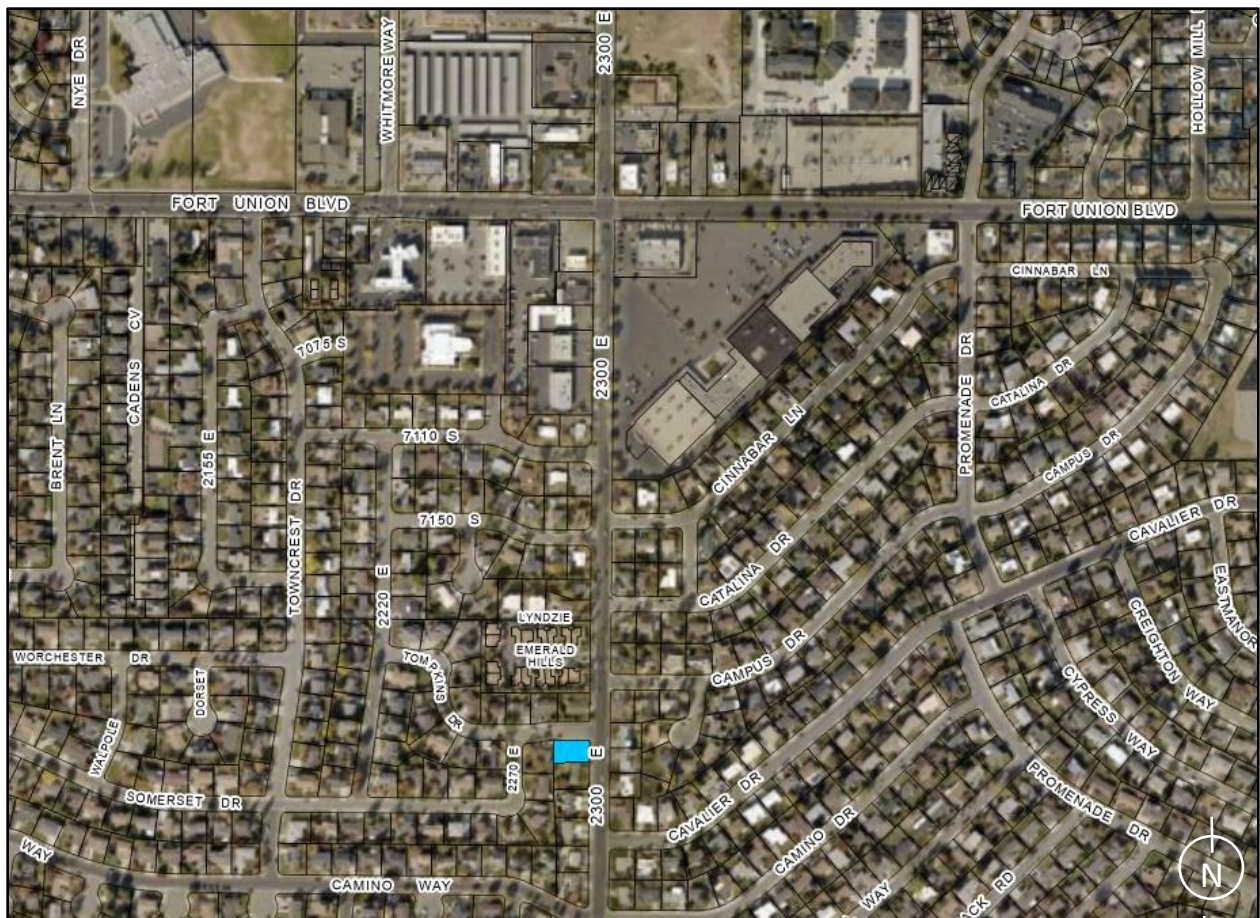
Councilmember Tali Bruce



COUNCIL DISTRICT 3

NEW PROJECT

File: SUB-21-005	Project Name: The View at Cottonwood
Address: 7274 S. 2300 E.	Applicant: Michael Lobb
Type of Application: Minor Subdivision	Project Zoning: Residential Multifamily (R-2-8)
Next Meeting: Not Applicable	Staff Contact: Samantha DeSeelhorst
Status: This minor subdivision constitutes a request to divide a proposed two-family dwelling into two separate parcels, in order to allow separate ownership of each unit. Corrections from the first staff review have been sent to the applicant, and the project is pending resubmittal.	



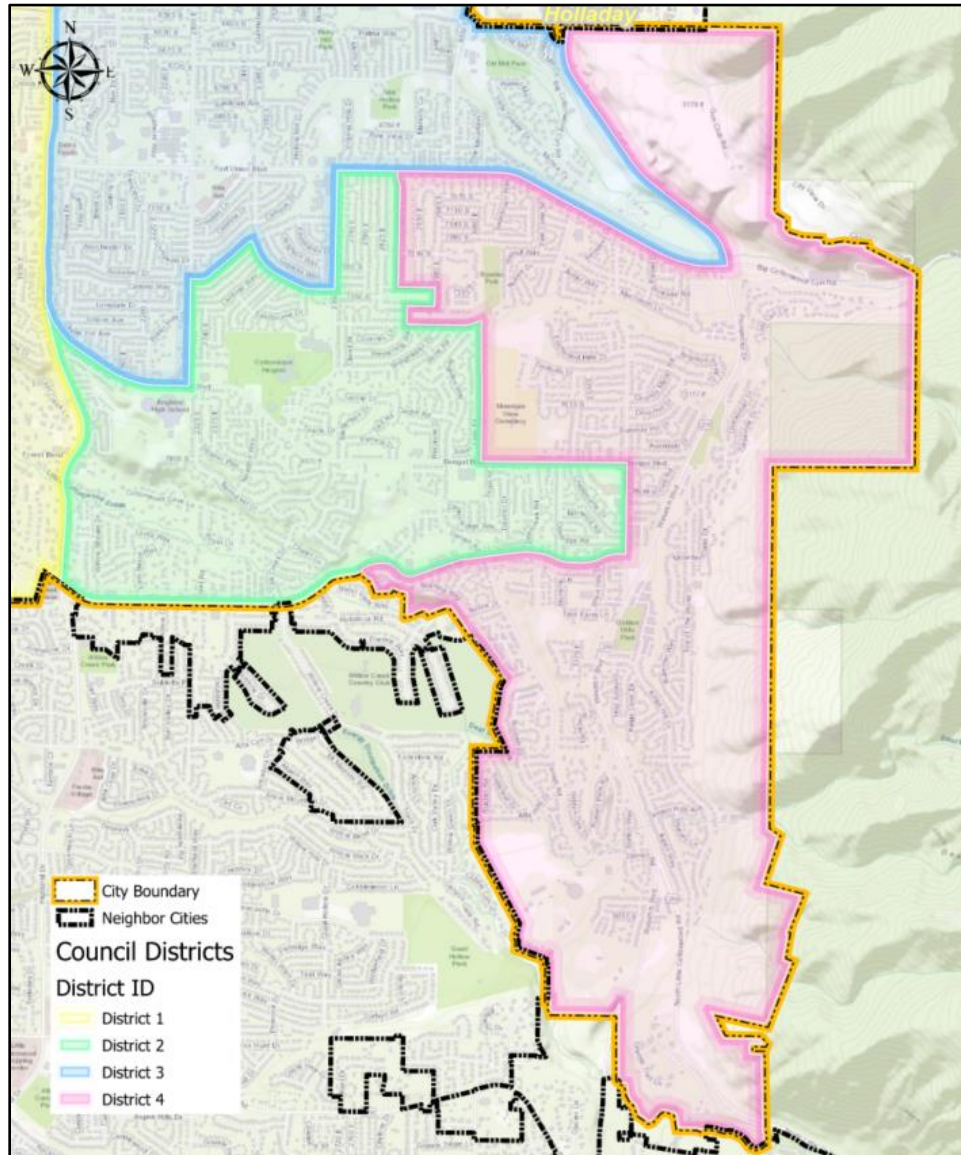
District 3

Significant Building Permits

Permit #	Status	Description of Work/Project Name	Permit Type Summary	Parcel Address	Council District
BP.21.0479	Issued	New Commercial - Swig	New Commercial	2029-2065 FORT UNION BLVD	3

District Four

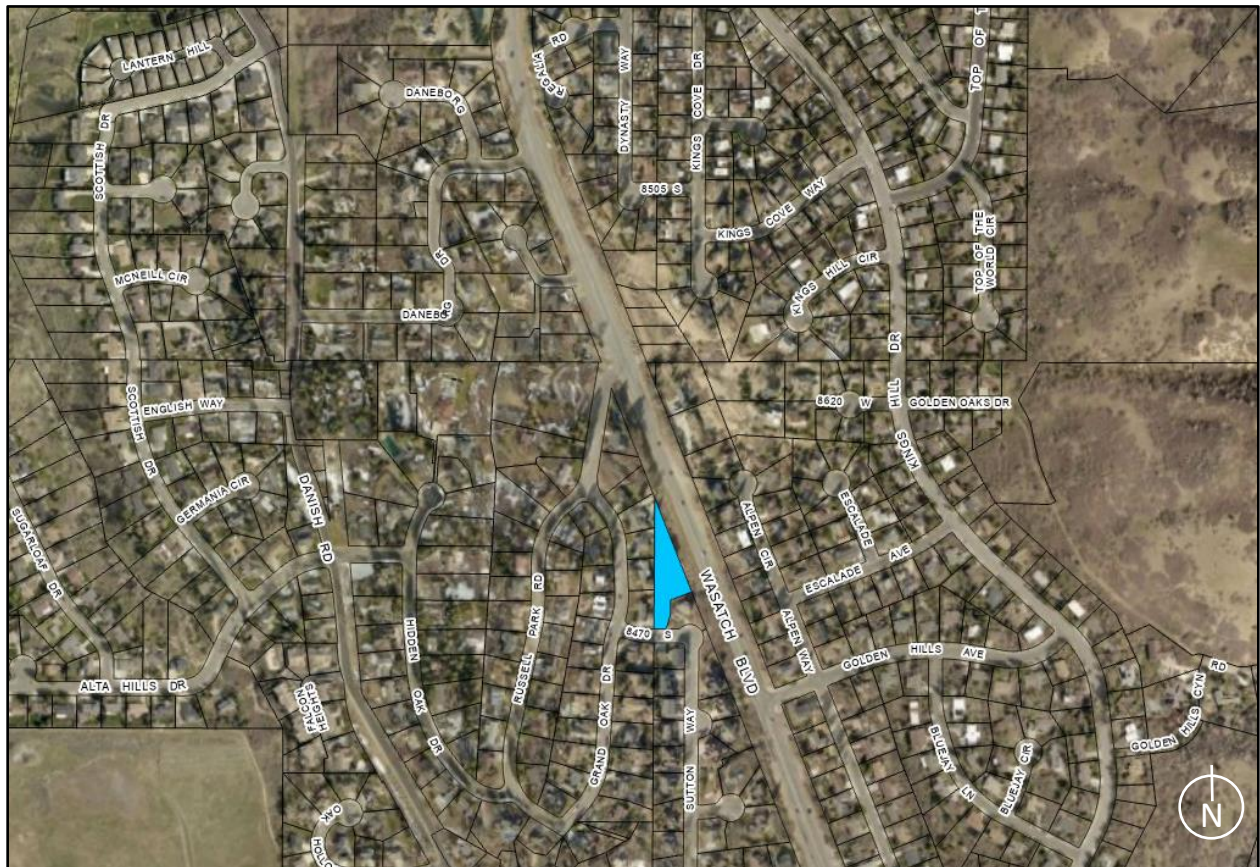
Councilmember Christine Mikell



COUNCIL DISTRICT 4

NEW PROJECT

File: ADU-21-001	Project Name: Breen Accessory Dwelling Unit
Address: 3507 E. 8740 S.	Applicant: Adam Breen
Type of Application: Accessory Dwelling Unit	Project Zoning: Residential Single-Family (R-1-8)
Next Meeting: To be Determined	Staff Contact: Andy Hulka
Status: This request for a detached accessory dwelling unit has been reviewed by staff pursuant to the city's recently adopted ADU ordinance. Staff sent corrections to the applicant in October and is the project is pending resubmittal.	



COUNCIL DISTRICT 4

NEW PROJECT

File: AHO-21-003	Project Name: Kerchner Addition
Address: 7326 S. Prospector Dr.	Applicant: James and Jan Kerchner
Type of Application: Expansion of a Nonconforming Structure	Project Zoning: Public Facilities (PF)
Next Meeting: Appeals Hearing Officer – December 9, 2021	Staff Contact: Andy Hulka
Status: This application is a request to construct an addition to an existing single-family home within the Public Facilities Zone. The home is considered a legal nonconforming structure, as the zone does not allow residential uses but the home was constructed in 1978, prior to city incorporation.	



COUNCIL DISTRICT 4

NEW PROJECT

File: LLA-21-003	Project Name: Valentiner Lot Line Adjustment
Address: 4106 E. Prospector Dr.	Applicant: Niels Valentiner
Type of Application: Lot Line Adjustment	Project Zoning: Residential Single-Family (R-1-8)
Next Meeting: Not Applicable	Staff Contact: Andy Hulka
Status: This application is a request to adjust a lot line between two parcels under single ownership, as part of a building permit project to construct a detached structure. Staff is working on the first review.	



COUNCIL DISTRICT 4

NEW PROJECT

File: PPP-21-001	Project Name: Canyon Centre Permit Parking
Address: Canyon Centre Pkwy.	Applicant: Brad McCleery
Type of Application: Permit Parking Program	Project Zoning: Mixed Use (MU)
Next Meeting: November 16, 2021	Staff Contact: Mike Johnson
Status: This application constitutes a resident-initiated request to implement a permit parking program along Canyon Centre Pkwy. The applicant has stated a concern over parking availability with increased neighborhood tenants as the rationale for this request. This application will be scheduled for a public hearing at the November 16, 2021 meeting.	



COUNCIL DISTRICT 4

NEW PROJECT

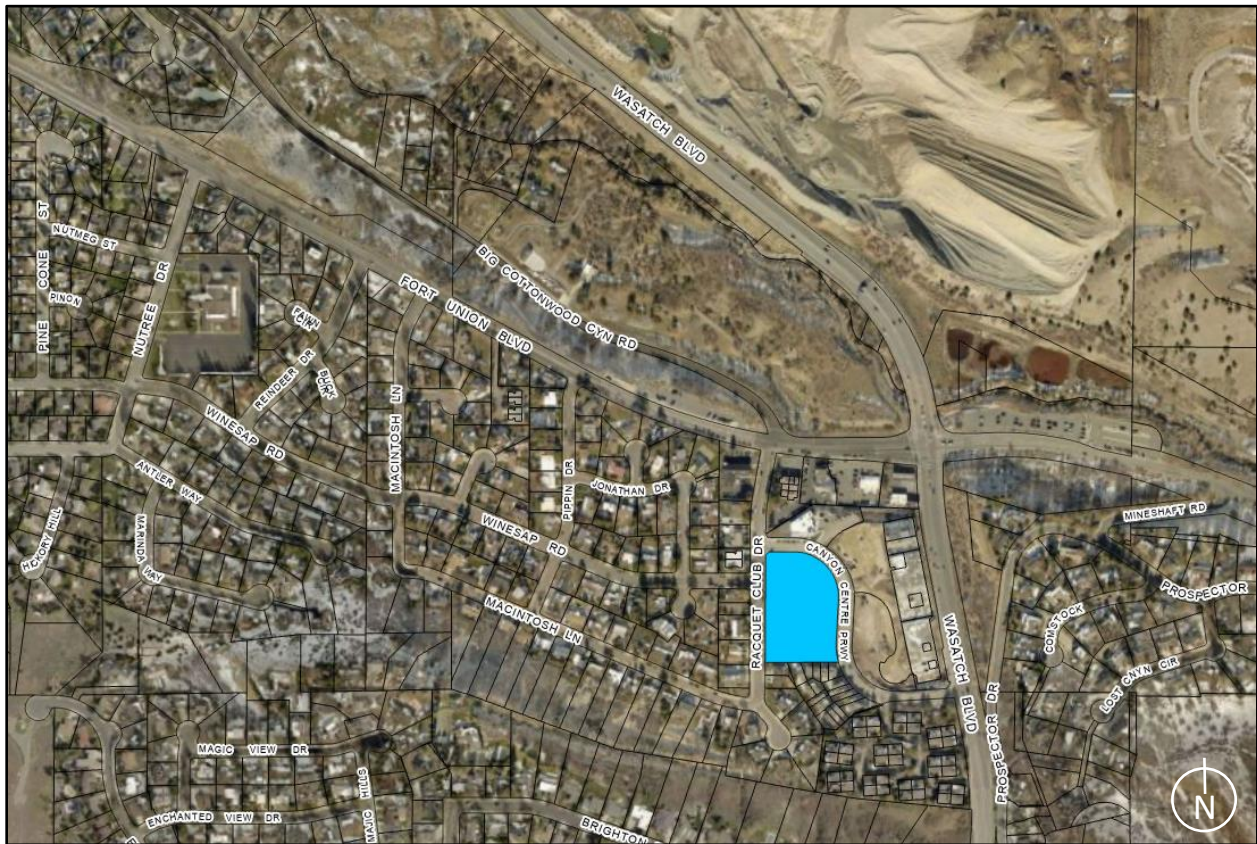
File: PPP-21-002	Project Name: Racquet Club Permit Parking
Address: Racquet Club Cir.	Applicant: Jeff Chatelain
Type of Application: Permit Parking Program	Project Zoning: Residential Single Family (R-1-8)
Next Meeting: November 16, 2021	Staff Contact: Mike Johnson
Status: Similar to PPP-21-001, this application is a resident-initiated request to establish a permit parking program along Racquet Club Cir. and a portion of Racquet Club Dr. to mitigate concerns over on-street parking availability. This application will be scheduled for a public hearing at the November 16, 2021 meeting.	



COUNCIL DISTRICT 4

NEW PROJECT

File: AHO-21-002	Project Name: Canyon Centre Apartments Modification Appeal
Address: 7358 S. Canyon Centre Pkwy.	Applicant: Mark Mabey
Type of Application: Appeal	Project Zoning: Mixed Use (MU)
Next Meeting: Appeals Hearing Officer - December 9, 2021	Staff Contact: Mike Johnson
Status: This request constitutes an appeal to the Planning Commission's decision to deny a modification to the Canyon Centre Apartments project to increase the number of units from 112 to 140.	

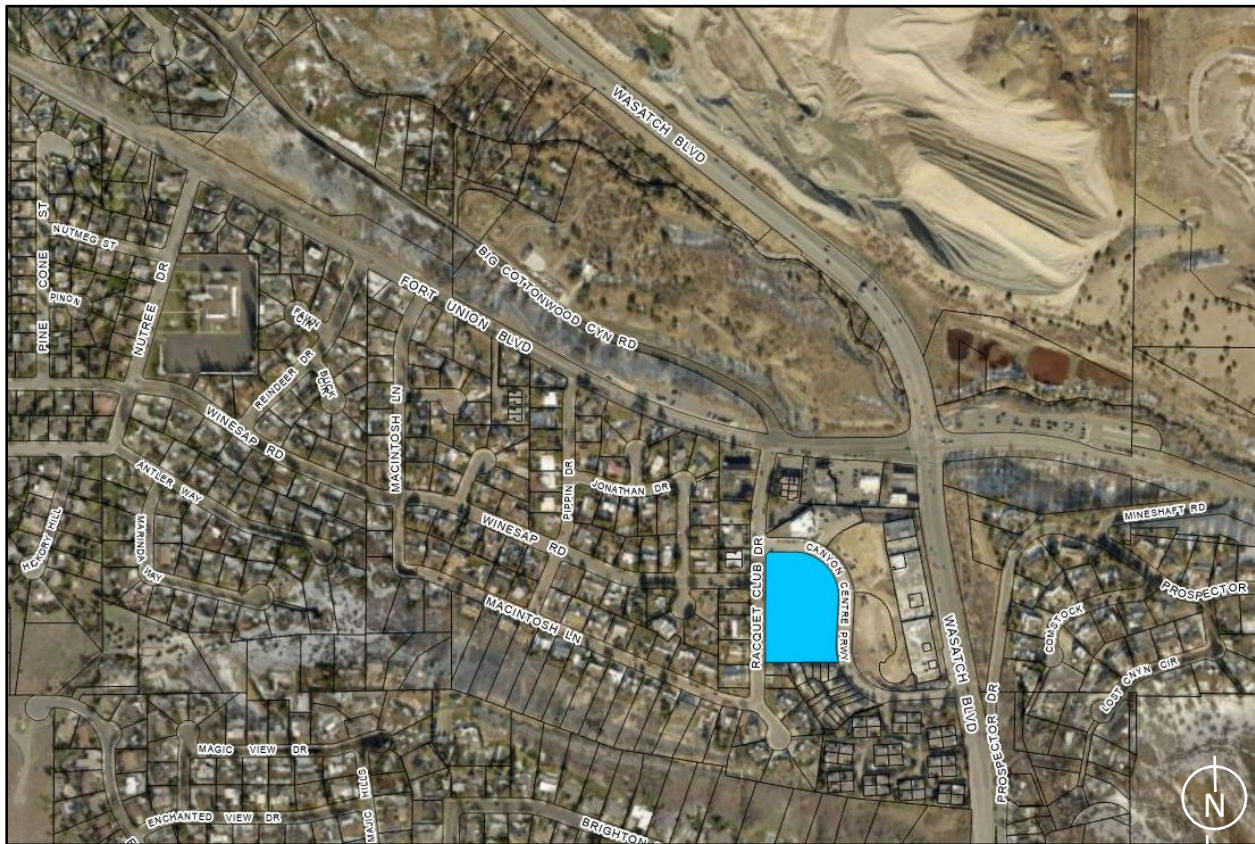


COUNCIL DISTRICT 4



PROJECT UPDATE

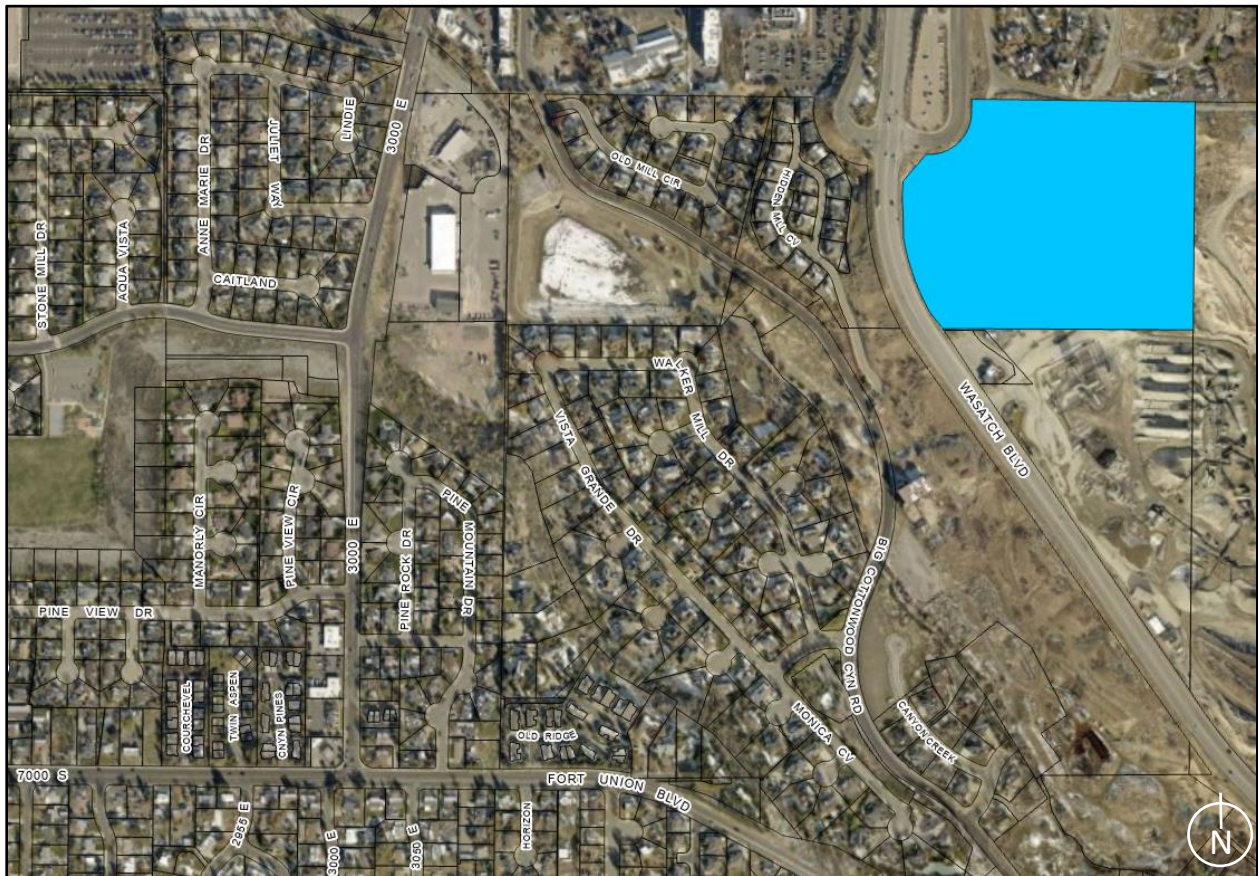
File: CUP-21-015	Project Name: Canyon Centre Apartments Modification
Address: 7358 S. Canyon Centre Pkwy.	Applicant: Mark Mabey
Type of Application: Conditional Use Permit	Project Zoning: Mixed Use (MU)
Next Meeting: Not Applicable	Staff Contact: Mike Johnson
Status: This request for a modification to the previously approved Canyon Centre Apartments project to increase the number of units from 112 to 140 was denied by the Planning Commission during their October 20, 2021 meeting. An appeal to this decision has been submitted under application AHO-21-002.	



COUNCIL DISTRICT 4

PROJECT UPDATE

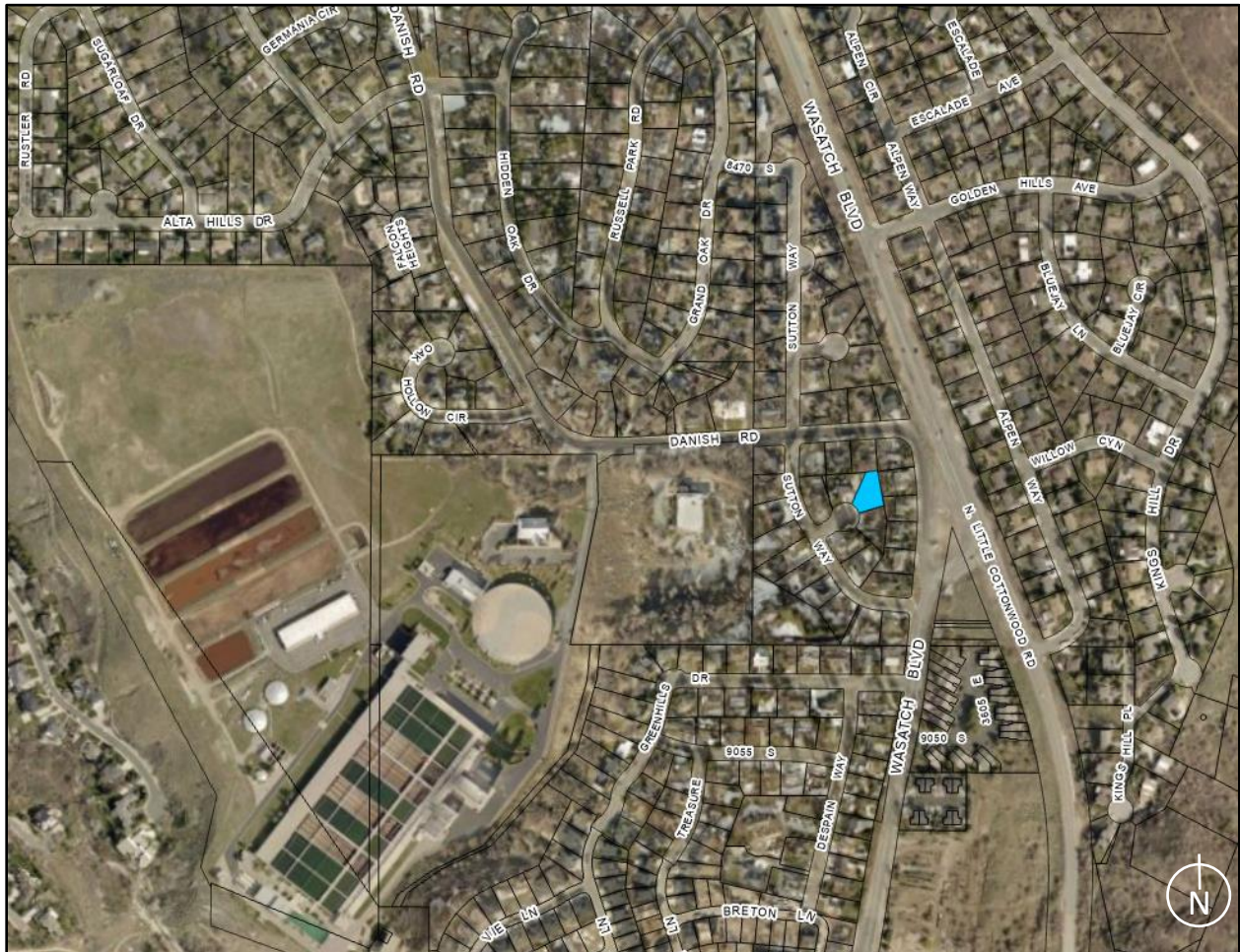
File: SUB-21-004	Project Name: Wasatch Gravel Pit Subdivision
Address: 6695 S. Wasatch Blvd.	Applicant: Rockworth
Type of Application: Minor Subdivision	Project Zoning: PDD-2 (Gravel Pit)
Next Meeting: Not Applicable	Staff Contact: Mike Johnson
Status: This subdivision application is part of the Wasatch Gravel Pit development, which was approved by the City Council earlier this year. Prior to applying for building permits for the structures, the applicant is proposing to split the property into seven lots. As a subdivision with less than 10 lots, this application will be processed at the staff level. The first staff review was sent in October, and the project is now pending resubmittal.	



COUNCIL DISTRICT 4

PROJECT UPDATE

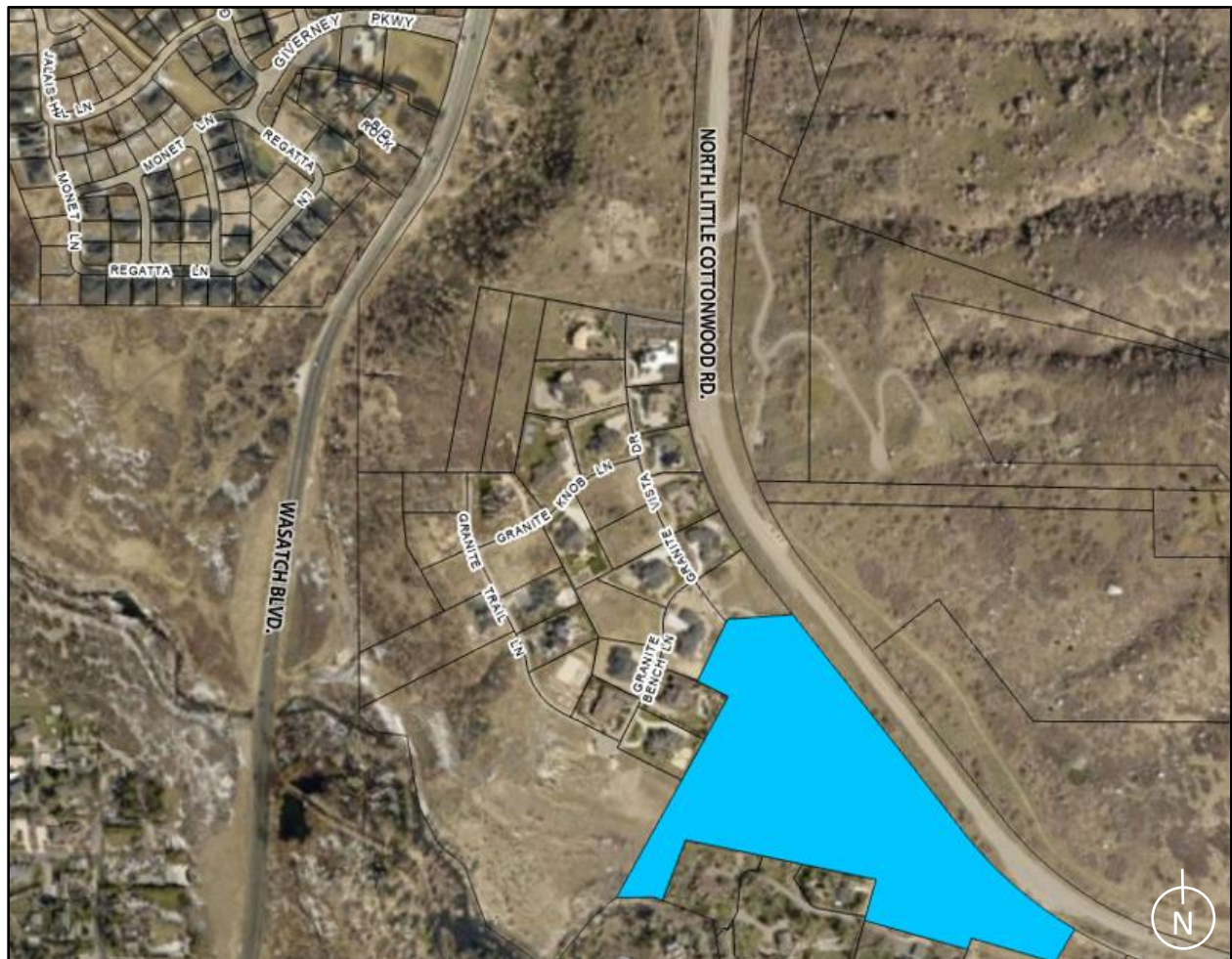
File: LLA-21-002	Project Name: Almicon Lot Line Adjustment
Address: 3555 E. Sutton Ct.	Applicant: Carlos Martin Almicon
Type of Application: Lot Line Adjustment	Project Zoning: Residential Single Family (R-1-8)
Next Meeting: Not Applicable	Staff Contact: Andy Hulka
Status: This application for a lot line adjustment at 3555 E. Sutton Ct. is part of a backyard landscaping project in which the applicant requires additional yard space to fit proposed pool and deck improvements. The application has gone through initial staff review, and is currently pending resubmittal by the applicant.	



COUNCIL DISTRICT 4

PROJECT UPDATE

File: SUB-21-003	Project Name: Superior Peak Village PUD
Address: 3802 E. North Little Cottonwood Rd.	Applicant: QRD LLC & CW Management Corporation
Type of Application: Subdivision/PUD	Current Zoning: Residential Single Family (R-1-15)
Next Meeting: To be Determined	Staff Contact: Andy Hulka
Status: This Planned Unit Development application proposes to subdivide property at 3802 E. Little Cottonwood Rd. into 27 single-family units with common area interspersed throughout. The first review of this project was sent in August, and staff is waiting for updated plans to be submitted. After these preliminary stages of staff review are complete, the project will be scheduled for public hearing and consideration by the Planning Commission.	



District 4

Significant Building Permits

Permit #	Status	Description of Work/Project Name	Permit Type Summary	Parcel Address	Council District
BP.21.0707	Issued	NSFD - Giverny Lot 336	New SFD	9312 S SAN GIORGIO LN	4
BP.21.0670	Issued	NSFD - Giverny Lot 338	New SFD	9290 S SAN GIORGIO LN	4
BP.21.0652	Issued	NSFD - Giverny Lot 327	New SFD	9303 S MONET LN	4
BP.21.0602	Issued - With Notes	NSFD - Chester	New SFD	3085 E 7375 S	4

CITY-WIDE PROJECTS

PROJECT UPDATE

Project: Open Space Master Plan

Address: City-wide

Type of Application: Master Plan Adoption

Staff Contact: Mike Johnson

After final staff edits and review from the Parks, Trails, and Open Space Committee, this master plan will return to City Council for potential action at the November 16, 2021 meeting.

PROJECT UPDATE

Project: Mid Valley Active Transportation Plan

Address: Regional

Type of Application: Master Plan Adoption

Staff Contact: Andy Hulka

This regional plan, coordinated by Wasatch Front Regional Council, envisions an enhanced active transportation network interconnected through Cottonwood Heights, Holladay, Millcreek, Murray, Midvale, and Taylorsville. The plan will be scheduled for Planning Commission consideration in December 2021.

PROJECT UPDATE

Project: General Plan Update

Address: City-wide

Type of Application: General Plan Amendment

Staff Contact: Mike Johnson

Staff has held office hours to receive feedback from community members, and continues to encourage input through engagement with the project website (www.cottonwoodheightstomorrow.org). The project consultants have prepared an updated draft for review in November 2021.

PROJECT UPDATE

Project: Short-Term Rental Text Amendment

Address: City-wide

Type of Application: Text Amendment

Staff Contact: Mike Johnson

This city-initiated text amendment aims to clarify enforcement protocols and other administrative elements of the short-term rental ordinance. This amendment was introduced to the City Council for discussion in October 2021, with anticipated action in November 2021.

ECONOMIC DEVELOPMENT UPDATE

PROJECT UPDATE

Project Location: City-Wide

Staff Contact: Mike Johnson & Sherrie Martell

October 2021

- 10/6-10/7: Utah Alliance for Economic Development Fall Meeting and Networking Dinner
- 10/8: CHBA New Business Luncheon featuring Elevation Wellness, Nikole Holt Organizing, and CHPerennialFlowers
- 10/13: Wasatch Business Series - Millcreek City Hall Design Luncheon
- 10/14: Grant Discussion with Holladay City
- 10/15: EDCUtah Virtual Town Hall – Utah’s Plan for ARPA
- 10/15: Grant Discussion with Millcreek City
- 10/27: Wasatch Business Series Planning Meeting
- 10/28: SLCO Economic Development Meeting
- 10/29: CHBA Trunk or Treat Event